| 043.0 | 0004 | 0019.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 725,200 / 725,200 |
| | | | | | USE VALUE: | 725,200 / 725,200 |
| | | | | | ASSESSED: | 725,200 / 725,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 99 | | FRANKLIN ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ANKENY ELLEN M/TRUSTEE |
| Owner 2: | ELLEN M ANKENY TRUST |
| Owner 3: | |
| Street 1: | 99 FRANKLIN ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WOODS ELLEN M--ETAL - |
| Owner 2: | WOODS FREDERICK J - |
| Street 1: | 99 FRANKLIN ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 1274 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7200.000 | 212,800 | 3,600 | 508,800 | 725,200 |
| Total Card | 0.165 | 212,800 | 3,600 | 508,800 | 725,200 |
| Total Parcel | 0.165 | 212,800 | 3,600 | 508,800 | 725,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 569.23 | /Parcel: 569.2

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 30219
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

## PREVIOUS ASSESSMENT

Parcel ID: 043.0-0004-0019.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 212,800 | 3600 | 7,200. | 508,800 | 725,200 | 725,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 188,900 | 3700 | 7,200. | 540,600 | 733,200 | 733,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 188,900 | 3700 | 7,200. | 394,300 | 586,900 | 586,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 188,900 | 3700 | 7,200. | 343,400 | 536,000 | 536,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 188,900 | 3700 | 7,200. | 292,600 | 485,200 | 485,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 177,200 | 3900 | 7,200. | 286,200 | 467,300 | 467,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 177,200 | 3900 | 7,200. | 235,300 | 416,400 | 416,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 177,200 | 3900 | 7,200. | 223,900 | 405,000 | 405,000 | | 12/13/2012 |

!3653!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 18:50:53 |

## LAST REV

| Date | Time |
|---|---|
| 04/09/19 | 14:40:10 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3653

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WOODS ELLEN M | 50578-377 | | 1/9/2008 | Family | 10 | No | No | | |
| | 15587-174 | | 5/1/1984 | | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 30219 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/10/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/16/2009 | Measured | 372 | PATRIOT |
| 3/21/2000 | Inspected | 263 | PATRIOT |
| 3/1/2000 | Mailer Sent | | |
| 3/1/2000 | Measured | 268 | PATRIOT |
| 11/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7200 | | Sq. Ft. | Site | | 0 | 80. | 0.88 | 1 | | | | | | | | | 508,798 | | | | | | 508,800 | |

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 508,798 | Spl Credit | Total: 508,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1938 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 20 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 140.318 |
| Other Features: | 71448 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 289075 |
| Depreciation: | 76316 |
| Depreciated Total: | 212759 |

## COMMENTS

648-5818 SCUTTLE..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

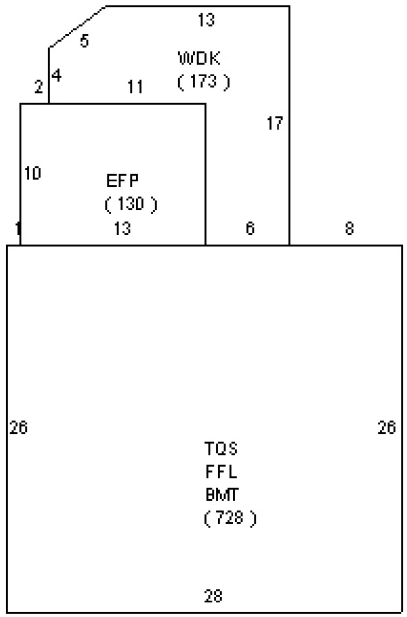
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 140.32 |
| Special Features: | 0 | Val/Su Net: | 92.32 |
| Final Total: | 212800 | Val/Su SzAd | 167.03 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 728 | 42.100 | 30,646 |
| FFL | First Floor | 728 | 140.320 | 102,152 |
| TQS | 3/4 Story | 546 | 140.320 | 76,614 |
| WDK | Deck | 173 | 11.660 | 2,017 |
| EFP | Enclos Porch | 130 | 47.680 | 6,199 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,305 | | | Total: | 217,628 |
| Size Ad | 1274 | Gross Are | 2487 | FinArea | 1274 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

043.0-0004-0019.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1975 | 27.50 | T | 35.2 | 101 | | | 3,600 | | | 3,600 |

| More: | N | Total Yard Items: | 3,600 | Total Special Featues: | | Total: | 3,600 |
|---|---|---|---|---|---|---|---|